



62 Hammonds Way | £415,000
Totton, Southampton, SO40 3HF

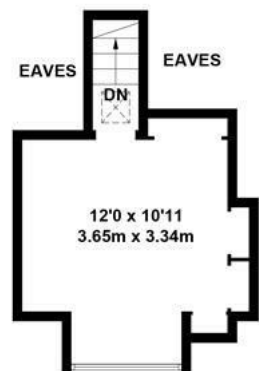




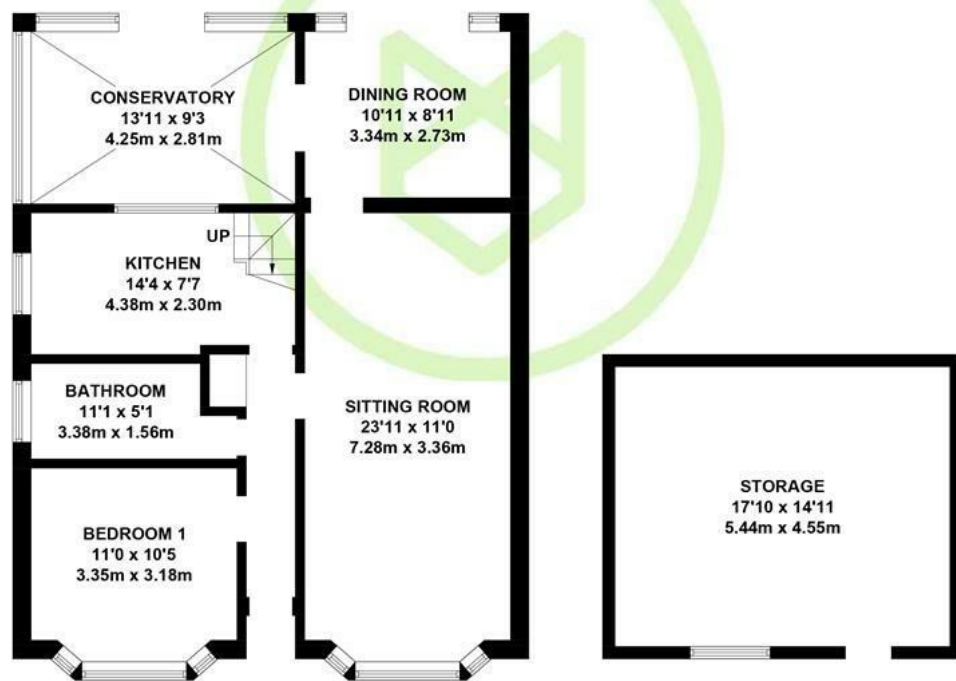
62 Hammonds Way
Totton, Southampton, SO40 3HF

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FIRST FLOOR



GROUND FLOOR

(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 846 SQ FT / 78.6 SQ M
FIRST FLOOR = 147 SQ FT / 13.7 SQ M
STORAGE = 267 SQ FT / 24.8 SQ M
TOTAL = 1260 SQ FT / 117.1 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1335651)

Summary

This charming chalet style home is offered to the market for the first time since its construction in 1956 with no onward, enjoying a quiet position and a generous plot approaching one fifth of an acre. Historically the property has been extended and offers scope for modernisation and further extension subject to planning. The accommodation comprises up to three bedrooms with one of the bedrooms on the first floor and two on the ground floor, complemented by a generous sitting / dining room, fitted kitchen and spacious conservatory. Ample off road parking is available on the driveway with secure double gates through to the detached double garage currently utilised as a studio/workshop. The enclosed and child friendly rear garden is predominantly laid to lawn with ample space to relax and entertain.

Features

- A charming chalet style family home
- Quietly positioned on a generous plot approaching one fifth of an acre
- Scope for modernisation and extension (STP)
- Up to three bedrooms available
- Generous sitting / dining room
- Large conservatory with storage and plumbing for white goods
- Ample off road parking and detached double garage
- Private and enclosed child friendly garden
- No onward chain

EPC Rating

Energy Efficiency Rating
Current D
Potential C

62, Hammonds Way, Totton, Southampton, SO40 3HF

Ground Floor

A storm porch and recessed composite front door opens into the welcoming entrance hall which houses the airing cupboard and serves all principal rooms. To the left is a double bedroom with a bay window overlooking the front aspect. Adjacent is the family shower room comprising a large walk-in shower with wash basin and a WC. The open plan sitting and dining room extends to (??) feet with a bay window and ornamental electric fireplace as a focal point to the room. An inner door accesses an optional bedroom or reception, with glazed French doors to the private garden and patio area. The fitted kitchen offers a range of beech effect wall and base units with contrasting granite effect work surfaces and inset sink and drainer. A double oven is included with space for additional white goods. A staircase from the kitchen accesses the first floor bedroom and a secure door leads out to the generous conservatory providing a useful additional reception space, fitted with electric heating, built-in storage and plumbing for white goods.

First Floor

The first floor offers a double bedroom with eaves storage and access to the loft space from the landing.

Parking

Ample off road parking is available on the driveway with secure double gates through to an additional parking area extending to the detached double garage.

Outside

The private and enclosed rear garden offers a child friendly outdoor space to relax or entertain, predominantly laid to lawn and bordered by a variety of mature shrubs and plants. The detached double garage is currently utilised as a studio/workshop with a hardstanding to the rear .

Location

Totton is situated on the eastern edge of The New Forest and on the River Test close to the city of Southampton. Totton is served by the South Western mainline railway at Totton Station which provides links to Southampton, London, Bournemouth and Poole. Easy accessibility is available to the M27 and its major commuting links and the New Forest National Park is approximately a mile away

Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Sellers position

No onward chain

Heating

Gas fired central heating

Infants & Junior School

Lydlynch Infant School & Abbotswood Junior School

Secondary School

Testwood School

Council Tax

Band D - New Forest District Council

Disclaimer Property Details

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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